

**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
505 South Vulcan Avenue
Encinitas, CA 92024**

**NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT
PUBLIC REVIEW AND COMMENT PERIOD: MAY 16, 2025 TO JUNE 30, 2025**

NOTICE IS HEREBY GIVEN that a 45-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Draft Environmental Impact Report (DEIR), which has been prepared for the proposed project as identified below, pursuant to CEQA Guidelines Section 15087.

During the public review period, the Draft EIR will be available for public review on the City's website at www.encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices under "Environmental Notices." A hard copy of the DEIR can be reviewed at the Planning Division counter of the Development Services Department, City of Encinitas (505 South Vulcan Avenue, Encinitas, CA 92024), at the Encinitas Library (540 Cornish Dr, Encinitas, CA 92024), and at the Cardiff-by-the-Sea Library (2081 Newcastle Ave, Cardiff, CA 92007). Comments on the DEIR must be received no later than **June 30, 2025 at 5:00 p.m.**

PROJECT NAME: Ocean Bluff Residential Project

CASE NUMBER: MUTLI-006443-2023, SUB-006459-2023, CDP-006445-2023, DR-006444-2023, ENV-007304-2024 (CA State Clearinghouse No. 2024080571)

APPLICANT: Rincon Homes

LOCATION: 501 Ocean Bluff Way, Encinitas, CA 92024; County Assessor Parcel Numbers: 258-141-23, 258-141-24, 258-141-25, and 258-141-26.

DESCRIPTION: The project proposes the demolition of three existing wireless telecommunications facilities and subdivision of four lots into 27 lots using State Density Bonus Law and associated waivers, the construction of 27 single-family residential dwelling units (24 market-rate units and 3 affordable housing units), as well as the construction of a private road, and associated utility, drainage, landscaping, and stormwater improvements. The site is approximately 7.2-acres in area and located at 501 Ocean Bluff Way. The site is bound to the north by Encinitas Boulevard, to the west by vacant land and a single-family residence, to the south by single-family residences, and to the east by a self-storage facility (refer to the Vicinity Map below). The northern and eastern portions of the project site adjacent to Encinitas Boulevard are characterized by 30- to 50-foot-tall slopes and would not be developed as part of the project.

The project site is located within the Residential 3 (R-3) and Rural Residential (RR-2) General Plan Land Use Designation, and the Residential 3 (R-3) and Rural Residential 2 (RR-2) zones. These land use and zoning designations are intended to support single-family residential uses. The project site is located within the Coastal, Hillside/Inland Bluff, and Special Study overlay zones. City approval of Density Bonus, Tentative Map, Design Review Permit, and Coastal Development Permit applications (Case Nos. MUTLI-006443-2023, SUB-006459-2023, CDP-006445-2023, DR-006444-2023, and ENV-007304-2024) are required to allow for project development. Pursuant to Government Code Section 65962.5, the project is not listed on any state-prepared hazardous waste sites list.

Additional information regarding the project, including project plans, may be viewed on the City's website at: <https://portal.encinitasca.gov/CustomerSelfService#/plan/18b85659-3af6-40ff-b267-ca143bdb5a6e?tab=attachments>

The Draft EIR concludes that the project would not result in significant environmental impacts with the incorporation of mitigation measures for air quality, biological resources, cultural resources, noise and vibration, and tribal cultural resources.

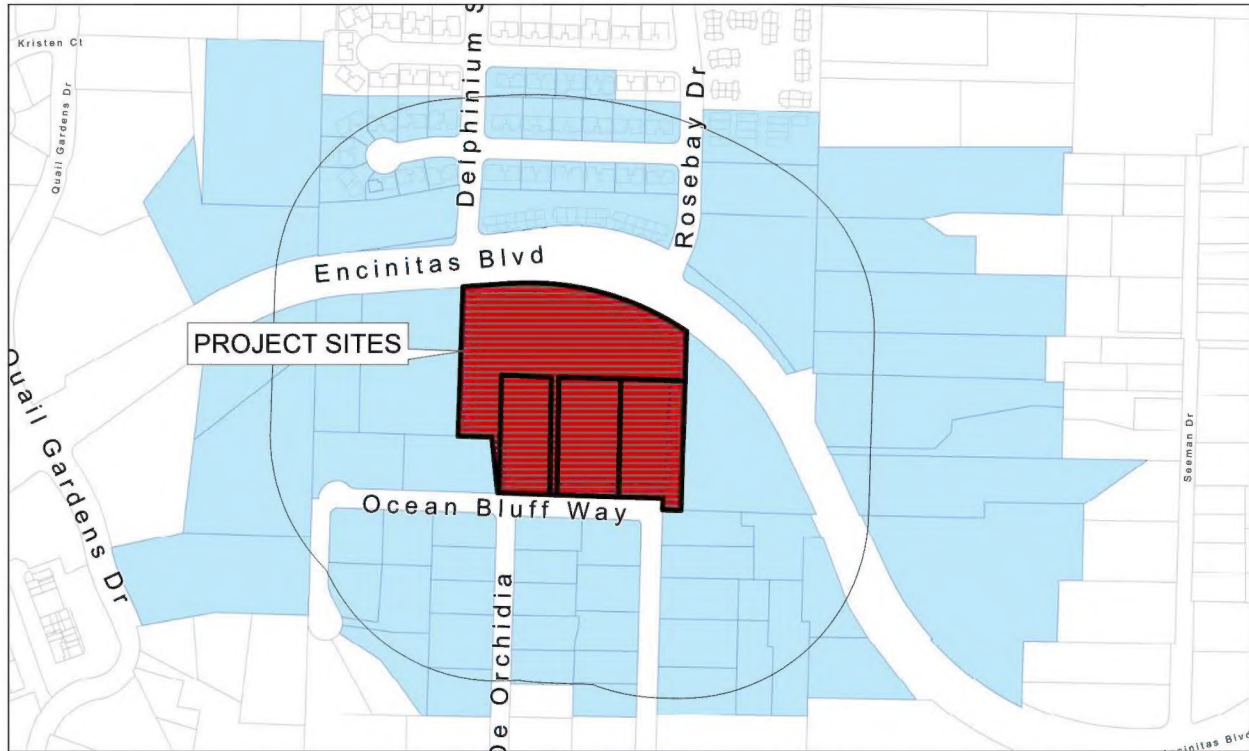
A 45-day public review and comment period has been established from **May 16, 2025 to June 30, 2025**. All written comments on the Draft EIR (DEIR) should be clearly itemized and focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment, and ways in which the significant effects of the project might be avoided or mitigated.

Comments on the DEIR must be received no later than **June 30, 2025 at 5:00 p.m.** For additional information, please contact Esteban Danna at (760) 633-2692 or by email at edanna@encinitasca.gov


VICINITY MAP

Case Nos.: MUTLI-006443-2023, SUB-006459-2023, CDP-006445-2023, DR-006444-2023,
ENV-007304-2024


Addresses: 501 Ocean Bluff Way, Encinitas, CA 92024; County Assessor Parcel Numbers: 258-
141-23, 258-141-24, 258-141-25, and 258-141-26



Case Nos. MULTI-6443-2023; DR-6444-2023; CDP-6445-2023; USE-6446-2023;
CPP-6447-2023; SRVRQST-6448-2023; and SUB-6459-2023 - 501 Ocean Bluff Way




Buffer
258-141-26-00
258-141-23-00
258-141-24-00
258-141-25-00
Parcels in Buffer
Tax Parcel



DISCLAIMER:
This map should not be used for Engineering, Survey, or Site-Specific Analysis.
Every reasonable effort has been made to assure the accuracy of the data provided; nevertheless, some information may not be accurate.
The City of Encinitas assumes no liability or responsibility arising from the use of or reliance upon this information.

• Map Coordinates: Stateplane NAD83 Feet, CA Zone 6
• Parcel lines are not survey accurate, and some parcels can be positionally off up to +/- 40 feet
• Photo flight dates: July 2009. 4 inch pixel resolution. Digital true color.
• Orthophoto and Topo positional accuracy meet the precision adequate to support National Map Accuracy Standards for 1" = 100' mapping.



0 110 220 Feet